
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

20/05/2025

MR John Birrell
3 / 34- - 36 Golf Ave AVE
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/0447 - 2 / 32 Golf Avenue MONA VALE NSW 2103

I have concerns about this development which will overshadow our neighbouring townhouse complex, stealing away winter sunlight with 2 additional levels to our townhouse height adjacent to our boundary.

Privacy will also be significantly compromised.

Our position, opposite the Mona Vale golf club and Mona Social restaurant and bistro as well as being within walking distance of the B-line bus stop and Mona Vale shops, has street parking pressure - worse on sunny beach days. The golf club have had problems with non-golfers parking in their parking lot, with the election of no parking signs for non-golfers. Although off-street parking is provided for all townhouse and apartment complexes in our street there is significant overflow to the street. I believe this will be the case with the proposed development which will add to parking pressures in the street.

Thank you for the opportunity to make a submission.